



# The Southwester

Serving the Southwest and Capitol Riverfront Communities

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## Inside:



### ■ A Spooky Time

See more photos, page 6.  
(Photo by Saadia Athias)



### ■ Halloween Regatta

See story and photos, page 7.  
(Photo by John Kircher)

## Family Support Collaborative Comes to Southwest

By Sharon Crytzer

E/BFSC's Support Centers and Satellite Offices currently are located in Ward 5 and Ward 6.

### Main Office, Ward 6

200 K St. NW Suite 1 & 3  
Washington, DC 20001  
202-832-9400; 202-216-9263 (fax)

### Edgewood Terrace Family Support Program, Ward 5

611 Edgewood St. NE Suite 106  
Washington, DC 20017  
202-832-9400; 202-529-1099 (fax)

### Satellite Program at Browne Educational Campus, Ward 5

850 26th St. NE  
Washington, DC 20002  
202-832-9400; 202-388-6405 (fax)

### Satellite Program at St. Augustine's Episcopal Church, Ward 6

600 M St. SW  
Washington, DC 20024  
202-863-2101; 202-863-2106 (fax)

To get more information about E/BFSC's programs and services: Visit our website ([www.ebfsc.org](http://www.ebfsc.org)) or call E/BFSC's Main Office: 202-832-9400 or stop by one of our neighborhood support centers.

See "Collaborative," page 7

For Sale? For Redevelopment?

## Four apartment properties have been put on the market

By Kael Anderson

Four large multi-family apartment properties in Near Southwest/Southeast have been put on the market. This potentially transformative development has raised a number of concerns from residents and neighbors. Property transfers can lead to displacement of residents, higher rents, and new buildings on former open spaces.

The owners of the Onyx on First (1100 1<sup>st</sup> Street SE) – a 266-unit high-rise property, the Jefferson at Capitol Yards (70 I Street SE) – a 448-unit high-rise, Channel Square (325 P Street SW) – a 223-unit complex consisting of a tower and garden apartments, and Capitol Park Towers (301 G Street) – a 290-unit tower notified their tenants that their buildings are for sale.

### Basics of the Transfer Process

The particular circumstances of the properties vary, but all are subject to the DC Tenant Opportunity to Purchase Act (TOPA). Under TOPA, a landlord must provide tenants with an offer of sale—via notice and certified mail. This can be done before or after the landlord has signed a contract with a third-party buyer. The offer must include certain information, including the asking price, a building floor plan, and an itemized list of monthly operating expenses.

For properties with five or more units, only a valid, incorporated tenant association has the right to take advantage of the law. If an

association already exists, they must provide a statement of interest within 30 days of notice. If there is no corporation, the tenants have 45 days to organize and submit their statement of interest to the D.C. Department of Housing and Community Development (DHCD). There are a number of requirements to incorporating a tenants association, including the requirement that it represent at least 40% of the tenants.

If a tenants association is successfully organized, the TOPA process generally results in a negotiated agreement between the residents in the association and an ultimate buyer. Tenants can settle for upgrades to the common areas of the property and/or waived rent payments. Tenants have the right to sell or assign their rights to yet another third party-buyer. In exchange for these rights, the new developer converts the property into a condominium or a cooperative, sometimes with financial incentives accruing to the tenants in the association. In some cases, as Urban Turf has reported, TOPA-negotiated settlements can bring hundreds of thousands of dollars to each resident. ("Logan Circle Residents Sitting on a Gold Mine").

If an association is successfully formed and approved by DHCD, the association has 120 days to negotiate a sales contract, and then an additional 120 days from that date to secure financing and go to settlement.

The tenant association has the right to speak and negotiate on behalf of all the tenants. Ten-

See "Sale," page 9

## "Women of Promise" Seeks Volunteer Ambassadors

By Thelma D. Jones

Southwest resident Carla D. Williams believes that it was an experience in her own family that unconsciously became the impetus for "Women of Promise," an ambassador program to get more women screened for breast cancer.

Not long ago, an aunt had detected a lump in her breast but didn't do anything about it or even tell family members. "We still to this day don't know why she didn't go to a doctor when she saw the lump," said Williams, PhD, a clinical psychologist and assistant professor of Medicine at Howard University College of Medicine and Howard University Hospital.

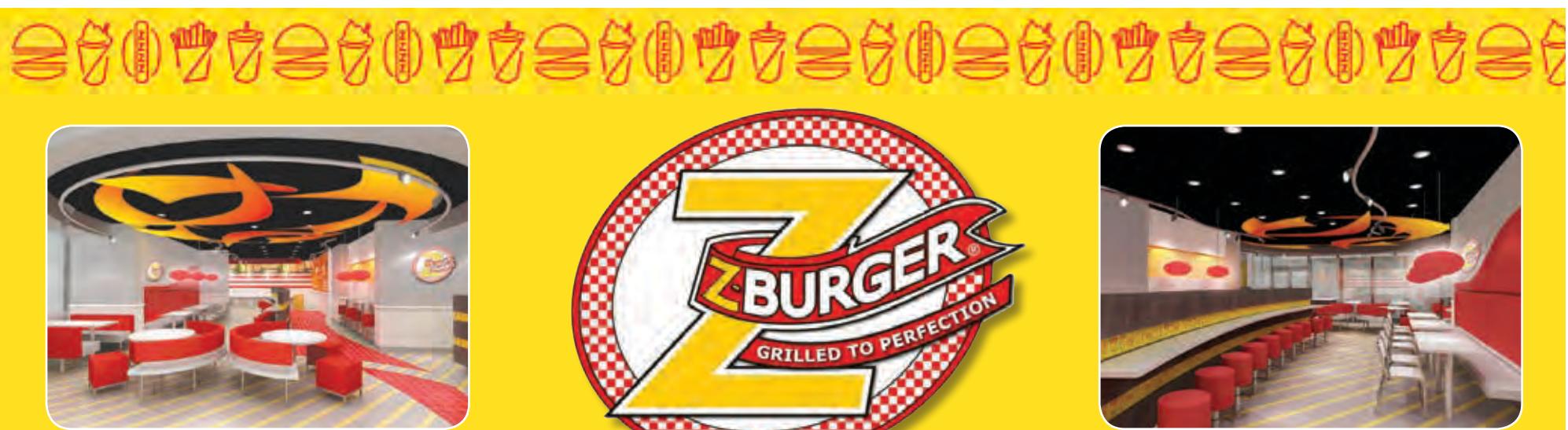
Williams pondered that perhaps, being unable to face the possibility of cancer, her aunt had hoped it was something else and

that it would just go away on its own. But it wasn't, and it didn't. Her aunt had a mastectomy and survived for two years before succumbing to breast cancer.

Today, Williams hopes Women of Promise, a program funded by the Susan G. Komen Race for the Cure and based in the Howard University Cancer Center, will change such behavior, behavior that she noted is still prevalent among too many African-Americans in the Washington area.

Women of Promise seeks 200 women to act as ambassadors to talk with women across the District, but particularly in the historically underserved communities, about the importance of early screening and mammograms. The ambassadors will stress the

See "Ambassadors," page 9



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# YATF to Hold Computer for Kids Graduation

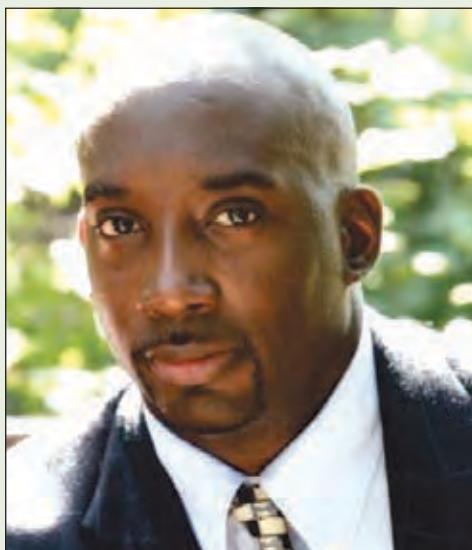
By Thelma D. Jones

The Southwest Neighborhood Assembly Youth Activities Task Force (SWNA-YATF) will host its Computer for Kids Graduation on Saturday, December 8, at 2 pm at King Greenleaf Recreation Center, 201 N Street, SW.

Qwawi Hakeem Graham, Executive Care IT Technician with the Food and Drug Administration (FDA) will be the guest speaker. Since early adulthood, he has been a tinkerer of electronic devices which has been an inspiration for his work in the technology field for the past ten years. Graham will talk about growing up in Newark, New Jersey and how his childhood choices, family and community support enabled him to choose wisely, pursue an education and become successful in the technology field.

Presently he is one of three staff members with FDA's Executive Care who works directly with FDA's commissioner and executives to ensure that their technology needs are fulfilled. While working with such a demanding group of people requires keeping up with cutting edge technology and relaying information in a timely and accurate manner so that it is easily understood, Graham indicated that his work is "both challenging and rewarding".

Prior to entering the technology field, Graham worked in the finance industry for ten years with Fortune 500 companies such as Chase Manhattan (now JP Morgan Chase), Electronic Data Systems and more locally CoStar, a commercial information company. A graduate of Dover Business



*Qwawi Hakeem Graham*

College in New Jersey with an A.S. in Computerized Accounting and with certifications such as MCP and A+ in various Microsoft courses that have shaped his career in the information technology industry, Graham is poised to share his life story and how his passion for computers has enabled him to enjoy a successful career.

Graham coaches Amateur Athletic Union (AAU) Basketball and presently lives in Takoma Park with his wife, Clynthia Graham, Wards 6 and 8 Department of Parks and Recreation Manager, and stepson Armon.

**Thelma D. Jones** is a veteran writer for *The Southwester* and the newly-appointed chairperson of SWNA-YATF.

## The Southwester

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## From The Southwester Staff

Around Thanksgiving it is something of a tradition – whether around the table at Thanksgiving dinner itself or at some other point – to ask “what am I thankful for?” For *The Southwester*, answering that question is easy. We are thankful for all the people who, in many different ways, make this paper possible.

First up: the volunteers who contribute the vast majority of the stories and photos that you see in *The Southwester* each month. Without our contributors, some of whom manage to submit multiple pieces month after month, we wouldn't be able to bring you a twelve-page paper each month. Thank you all!

We also owe thanks to the volunteers who assemble *The Southwester* each month. These are the folks listed on the masthead (on the left) who edit submissions, build the lay out of the paper, and manage our online presence. Special thanks to Perry Klein, who coordinates both advertising and distribution, and Jo Chang, who manages our accounts. Without their financial management, we'd be in trouble!

We're also thankful for our advertisers, whose willingness to buy space in *The Southwester* gives us the revenue we need to sustain our operations. But none of this would matter without the most important part: you, our readers. We hope you enjoy *The Southwester*, this month and throughout the year!

## Foreign Policy Discussion Group to Resume in January

By Coralie Farlee

Several spaces are still available in the Southwest Foreign Policy Discussion Group. For about 10 years, we have been meeting to discuss topics developed by the Foreign Policy Association (FPA) under the “Great Decisions” title.

The topics are selected to educate us on the relationship of the United States with the world. Discussions are lively, friendly, nonpartisan, stimulating and genuinely fun. No member of the “Great Decisions” group is an expert, but all read the material in advance and are open-minded and enthusiastic. The material typically consists of about 10 pages of reading, with several references which may also be presented and discussed. We may also invite a knowledgeable resource person.

At the conclusion of each session, we cast ballots expressing our views on the topic. These

ballots are tabulated by the FPA, which prepares the materials and questions and sends results to foreign policy administrators and the next year's discussion groups. The FPA has existed for over 60 years, bringing thoughtful issues for discussion to educate the people of the country.

The Southwest DC group will meet on Wednesdays from January to June, from 7-9 pm to cover the 8 topics developed by the FPA. Topics and dates for 2013 are: Future of the Euro Jan 23; Egypt 2/13; NATO 3/6; Myanmar and Southeast Asia 3/27; Intervention 4/17; Iran 5/8; China in Africa 5/29; Threat Assessment 6/19.

The Southwest group meets in a convenient location (townhouse in River Park Mutual Homes, Inc. near 4th & O). Contact Coralie Farlee, 202-554-4407, [cfdc13@yahoo.com](mailto:cfdc13@yahoo.com) for further information, to order the 8-topic study guide (\$20.00) and to reserve a space for 2013.

## Nurse & Educator Wins Prestigious Public Health Award

By The Southwester Staff

**D**r. Rita Munley Gallagher is the American Public Health Association (APHA), Public Health Nursing Section, 2012 winner of the prestigious Ruth B. Freeman Award. The award was given on October 30 in San Francisco, CA during the American Public Health Association's 140th Annual Meeting. Each year the APHA honors an individual who has had a distinguished career in public health administration, education, policy, practice and research, as did Dr. Freeman.

Ruth B. Freeman served as nursing services administrator for the American National Red Cross and was appointed professor at the Johns Hopkins University School of Hygiene and Public Health in 1962. She received the Florence Nightingale medal of the International Red Cross, and wrote authoritative textbooks on public health nursing.

Dr. Gallagher has had just as distinguished a career as a Senior Policy Fellow in the National Center for Nursing Quality, representing ANA at National Quality Forum and Healthcare



*Dr. Rita Munley Gallagher*

Quality Alliance. As a Senior Policy Fellow at the American Nurses Association from 1993 to 2010, her portfolio included, among other foci, the Nursing Quality Initiative that predated the seminal IOM report.

Dr. Gallagher's work was instrumental in the development of ANA's Nursing Care Performance Measures Project and the development of the National Database of Nursing Quality Indicators.

She remains a consultant and advisor for ANA and has recently been named an at-large member of the Nursing Advisory Council to The Joint Commission. She has also worked tirelessly for the American Public Health Association, and the PHN Section as Chair, Co-Chair twice, Local Arrangements co-chair, and Development Committee member of the PHN Section. She has also represented us well as a member of the APHA Governing Council since 2003.

Dr. Gallagher remains an inspiration to all members of the PHN Section for what public health nurses can accomplish when we focus on the health of the population.

## Allen A. Flood, M.D.

### DERMATOLOGY

- DISEASES OF THE SKIN, HAIR AND NAILS
- SKIN CANCER SCREENING
- NARROW BAND UVB PHOTOTHERAPY -Psoriasis  
-Vitiligo
- BOTOX
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- LEG VEINS
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# Highlights of Monthly PSA 105 Meeting

**By John McGrath**

October 18, 2012, 7-8:30 P.M., Potomac Place, 800 4th St.  
SW

Participants: Sgt. Michael Architel (substituting for Lt. Nicholas Gallucci) and Officer Vogel, PSA 105; Sgt. Woodland (PSA 102 – in training); Naomi Monk and Irv Gamza, PSA 105 meeting coordinators/facilitators and John McGrath, recorder; Carolyn Smith, 1D Outreach; Carolyn Crank, Office of US Attorney; ANC Commissioners Ron McBee (6D03) and Roger Moffat (6D05); and Officer Chasten, Public Housing Police. A total of 25 persons were in attendance.

1. Sgt. Architzel reviewed the crime statistics for PSA 105 year-to-date through September 30, 2012 compared to 2011. Violent crime continues to trend downward. Property crime remains a problem, notably burglary (+29.4%, 44 versus 34) and theft from auto (+88.5%, 98 versus 52). Sgt. Architzel reported two recent arrests involving theft from auto which the police believe should reduce this kind of theft. Discussion followed about incidents of

theft from auto across the whole of PSA 105 in recent months. A resident of Potomac Place reported the theft of a spare tire from her Jeep in off-street "terrace" parking. Sgt. Architzel suggested that the management of all condo, co-op and rental property in SW should issue recurring reminders to residents about not leaving property in parked vehicles.

2. Sgt. Architzel discussed strategies for avoiding home burglaries such as (a) don't leave boxes from recent purchases (e.g., large screen TVs) in plain sight; (b) get to know your neighbors and ask them to watch your property when on extended vacation. Also, the use of bars on rear windows of homes and the use of alarms whether at home or away is prudent.

3. Neighbors in the vicinity of 6th/7th/G St., SW have observed adolescent children on bicycles removing package deliveries (UPS/Fed Ex) from homes or from the rear of delivery trucks. These thefts occurred during school hours. Sgt. Architzel promised to discuss this emerging problem with local school resource officers.

4. Sgt. Architzel stressed that PSA 105 has increased street

patrols with emphasis on (a) the 1300/1400 blocks of Half St. SW; a follow-up meeting with the owner of Friendly's Market was discussed; (b) 300 O St. SW based on recurring complaints about marijuana uses and sales; and (3) vicinity of 4th and N St. SW; a rock was thrown through a townhouse window in the 500 block of N St. SW (evening of 10/15/12) and other related vandalism. Sgt. Architzel also said that ticketing is being done for illegal left turns at 4th and M St. SW, but scofflaw behavior at this location is steady.

5. Carolyn Smith announced the Annual Halloween Haunted House at 1D Headquarters, 101 M St. SW (October 30-31, 2012). Carolyn Crank discussed a conference on crews and gangs in DC (Gov't Printing Office, 11/11/12).

- Next Meetings: November 15, 2012. 7-8:30 P.M., Harbour Square Co-Op, 500 N St. SW. No meeting for December 2012 due to proximity to the holidays. January 17, 2013, 7-8:30 P.M., Town Square Towers, 700 7<sup>th</sup> St. SW.

# **Aviation Careers Presented at Amidon-Bowen Elementary School**

By Meg Brinckman

**A**rmed with model airplane kits, VFR navigational charts, air traffic control maps and hands on activities designed to show the general overview of aviation careers, US Department of Transportation (DOT) Mentors presented an exciting experience to Amidon-Bowen 4th and 5th graders.

Lift, gravity, drag, wing, fuselage, nose and tail – terms that help the students understand how an airplane flies – were introduced and the role each contributes to making an airplane fly explained. The practical application of these concepts came home when the students made their own model airplane and experienced the effect of lift and drag on the shape of an airplane wing.

The students were then asked to consider the differences in traveling in an airplane and in a car on the ground. Could a pilot use a street map? Many years ago pilots would fly close to the ground to literally use street signs and read the signs on buildings to figure out what town they were over.

VFR sectional charts were used to conduct



*Amidon-Bowen students get hands-on experience and career advice from aviation experts. (Photos by Meg Brinckman)*



a scavenger hunt to show how pilots have to find their way to their destination. They have to know the height of mountains, the names of big bodies of water such as lakes and rivers and the location of airports and their runways to safely get to where they are going and safely land. Aeronautical charts help them in all these ways. The students were shown the comparison of paper

maps and GPS digital maps and shown how this is similar to GPS in automobiles.

The last exercise provided students with a map of the United States divided by air traffic control areas. They learned that at every hour there are about 5000 airplanes in the sky over the US. The way air traffic controllers move all these airplanes in and out of the various airspace

divisions is much like moving players through a “zone” defense in a basketball or football game. As the plane moves through the sky the controllers pass on the responsibility to the controllers for the new air space.

Students got to see how this works using an air traffic simulator that enabled them to make decisions and “line up” two planes safely with proper spacing, and maintain “on time” arrival when their flight paths intersect in the air space.

Secretary Ray LaHood, a passionate advocate of mentoring, launched the US DOT Youth Employee STEM (YES) Mentoring Program in September 2011. It is designed for students in Kindergarten through high school to encourage students to pursue education in Science, Technology, Engineering and Math (STEM) and become aware of the opportunities to apply these skills in transportation-related careers.

The YES Mentoring Program provides DOT employees with an opportunity to mentor students of various ages, offer an introduction to transportation in our nation and provide career exploration in a fun, interactive way. Under the YES Mentoring Program, DOT employees will be permitted to use an average of 2 hours per week of administrative leave on a volunteer basis to mentor students in STEM related activities.

to mentor students on STEM-related activities. Examples of activities in this program could include helping with STEM programs at local schools, organizing or judging a science fair, coaching a student engineering team, participating in career day activities and conducting transportation demonstrations. The program will bring monthly sessions to Amidon-Bowen featuring transportation career opportunities.

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For more information visit [www.wharfdc.com](http://www.wharfdc.com) or call 202-688-3590.



**THE WHARF**

SOUTHWEST WATERFRONT



## A Spooky Time *Photos by Saadia Athias*

The Metropolitan Police Department 1st District was finally able to showcase a fantastic Halloween Haunted House production on Nov. 1 and 2 after being postponed due to hurricane Sandy. There were so many mazes and props which came alive, such as crazy lunatics, evil doctors, live mummies, dead patients, monsters and goblins, just waiting to scare you senseless. Officer Farris of the MPD 1st District organized the extravaganza. Assistant Commander Diane Groomes stopped by to enjoy the event.

**Help Save Lives  
In The DC Metro Area  
by supporting  
The Thelma D. Jones  
Breast Cancer Fund**

The Thelma D. Jones Breast Cancer Fund at DC Cancer Consortium was created to help reduce the high number of breast cancer cases and high death rates among the region's most vulnerable residents.

Donations will support outreach and education strategies that link low-income, uninsured and underinsured women with screening and diagnostic services in the Washington metropolitan area.

### INTERESTED IN HELPING?

With your help, we can reduce the rate of cases and number of deaths from breast cancer.

Gifts may be made by sending a check, money order or credit card authorization to DC Cancer Consortium at the address listed below or by visiting our website [www.dccanceranswers.org](http://www.dccanceranswers.org).

When donating by mail, please make checks or money orders payable to DC Cancer Consortium and write "The Thelma D. Jones Breast Cancer Fund" on the memo line.



5225 Wisconsin Avenue, NW, Suite 503  
Washington, D.C. 20015  
Phone: 202.821.1933 | Fax: 202.821.1924  
Email: [thelmadjonesfund@dccanceranswers.org](mailto:thelmadjonesfund@dccanceranswers.org)

DC Cancer Consortium is a 501(c)(3) charitable organization registered in the District of Columbia, the State of Maryland and the Commonwealth of Virginia. Contributions are tax-deductible to the extent allowed by law.



Jacqueline Walker  
[walkej22@nationwide.com](mailto:walkej22@nationwide.com)

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## Community Calendar

View our on-line calendar at [www.swdc.org/calendar](http://www.swdc.org/calendar).

### DECEMBER

**SAT 1, 4-5:30 P.M.** Experience Yoga Nidra at Westminster "Jazz" Church, 400 I Street S.W. Pamela Wilson guides a very deep, conscious relaxation, with the opportunity to set your intention. No experience in Yoga or meditation necessary. A donation of \$10 is suggested. For more information call 202-746-6654 or email: [wilsonpj108@verizon.net](mailto:wilsonpj108@verizon.net).

**THURS 6, 8 A.M.-9:30 A.M.** Councilman Tommy Wells office hours, Channel Inn café, 7th & Water Street S.W.

**SAT 8, 10:30 A.M.** Family Storytime, SW Library, 900 Wesley Pl. S.W.

**MON 10, 7 P.M.-10 P.M.** ANC6D Monthly Public Meeting, 1100 4th St. S.W., DCRA Hearing, Room on 2nd floor

**TUES 11,** SW ArtsFest board of directors public meeting, 6-8 p.m., ANC/SWNA conference room, 1101 Fourth St. SW, room W120

**SAT 29, 1 P.M.** Kitchen Table Book Discussion, SW Library, 900 Wesley Pl. S.W. Copies of December selection 'A Widow of the South' by Robert Hicks are available for checkout at the library.

### WEEKLY, BIWEEKLY

**AARP-SOUTHWEST WATERFRONT CHAPTER 4751**, Third Wednesday of each month. River Park Mutual Homes community room, 1311 Delaware Ave., S.W. For further information, contact Chapter President Evelyn Dorsey, [Dorseyd@ao.com](mailto:Dorseyd@ao.com) or 202-488-9685.

**BLUES MONDAYS, 6 P.M. - 9 P.M.**, Westminster Presbyterian Church, 400 I Street S.W., Various Blue musicians and singers featured each Monday. \$5. Food for sale.

**COMPUTER CLASSES, THURSDAY** 10 a.m.-12 noon, SW Library, 900 Wesley Pl. S.W.

**THURS 6 INTRODUCTION TO PERSONAL COMPUTERS**

**THURS 13 INTERNET BASICS**

**THURS 20 D.C. PUBLIC LIBRARY WEBSITE**

**THURS 27 NO CLASS SCHEDULED**

**THURS JAN 3RD EMAIL BASICS**

**HAND DANCING CLASSES**, Jitterbug, Lindy Hop, Saturdays, 12 p.m.-2 p.m. Classes by Markus Smith of Swing Anatomy Dance. \$10/class for adults, \$5/class for children 8-17. Christ United Methodist Church, 900 Fourth St. S.W., Community room off Wesley Place, S.W.

**JAZZ NIGHT IN SW**, Fridays, 6 p.m.-9 p.m. Westminster Presbyterian Church, 400 I Street S.W., Various Jazz musi-

cians and singers featured each Friday. \$5. Food for sale.

**THE KIWANIS CLUB OF SOUTHWEST WATERFRONT**, Christ United Methodist Church, 900 Fourth Street S.W., every first and third Monday from 6:30 p.m.-7:30 p.m.

**WELLNESS WEDNESDAYS, WESTMINSTER PRESBYTERIAN CHURCH**, 400 I Street S.W., 4 p.m.

Seated Yoga and Healing Sessions (Pamela Wilson and Riva Wine). 5 p.m. Tai Chi (Manifest Ra). 5:30 p.m. Laughter Yoga (Claire Trivedi). 6:45 p.m. Sampoorna Yoga (Alex Rosen). 7 p.m. Narcotics Anonymous SW Free-Way Meeting

**WEDNESDAY EVENING CHESS**, 6:30pm-8:30pm, SW Library, 900 Wesley Place S.W.

**POLICE SERVICE AREA 106**, Community meeting, every Last Saturday, 10 a.m.-11 a.m., Senior Citizen Community Room 900 5th Street S.E.

**PRE SCHOOL STORYTIME**, Tuesdays and Thursdays, 10 a.m.-11:30 a.m., SW Library, 900 Wesley Place S.W.

**SOUTHWEST RENEWAL AA**, Alcoholics Anonymous group, Mondays, 8:30 p.m., St. Augustine's Church, 600 M Street S.W., (202) 554-3222

**SOUTHWEST SEWING GROUP**, Mondays, 9:30 a.m.-2:30 p.m., St. Augustine's Church, 600 M Street S.W., Contact Mary Henderson at (301) 336-9058. Open to all interested in working on their own sewing projects and/or machine sewing skills. Mondays, except June, July and August.

**SW FREEWAY, NA**, Narcotics Anonymous group, Wednesdays, 7 p.m.-8 p.m., Westminster Presbyterian Church, 400 I Street S.W.

**WASHINGTON STAMP COLLECTOR'S CLUB**, 7 p.m.-9 p.m. First and Third Wednesday each month.

**BUY, TRADE AND SELL STAMPS** Refreshments, auctions and programs. Christ United Methodist Church, 900 Fourth Street S.W. 202-291-6229

**ZUMBA GOLD**, 11 a.m.-noon. Fridays, Low-impact exercise/dance class for seniors, at King Greenleaf Recreation Center, 201 N St. S.W. FREE

**Please submit calendar items by the 13th day of the preceding month to [calendar@thesouthwester.com](mailto:calendar@thesouthwester.com).**



"Team Jailbird" (Ryan Lane and Karen Grefe) won one of the Halloween Regatta races. (Photo by Tom Apter)

## DC Sail's Halloween Regatta Just Beats Frankenstorm

By DC Sail

The Washington Channel section of the Potomac River was crowded on October 27 with Flying Scots and FJs racing in DC Sail's Halloween Regatta. That Saturday saw generally light and shifty conditions with sunny skies just two days before Hurricane Sandy blew in at 30-38 knots, gusting to 52 knots, and dropped five inches of rain at the Southwest DC Waterfront.

Chris McGraw, Deepak Bellani and Agnes Berkere won in the nine-boat Flying Scot fleet, and Will Summers/Megan Murray and Ryan



"Team Viking" (Nancy Salzberg, Anne Klieve and Charles Ballowe) placed third in the Best Costume Contest. (Photo by DC Sail)

Lane/Karen Grefe took the two 14-boat FJ round-robin.

The post-race party saw "Sailor Trash" (Patrick and Laurin Rottman and Jaclyn Summers), "Elliot & ET" (Brian McNally, DC Sail's Director of Sailing) and "Team Viking" (Nancy Salzberg, Anne Klieve and Charles Ballowe) place first, second and third in the Best Costumes Contest.

Like its mid-summer Cantina Cup, the Halloween Regatta is a fundraiser for DC Sail's educational programs. The organization operates DC's only schooner, the 40-passenger *American Spirit*, in addition to 20 Flying Scots and FJs for its students and members.

DC Sail serves 540 members and 360 Washington youngsters from the soon-to-be-renovated Southwest Waterfront. Jim Muldoon of *Donnybrook* fame is its chairman. For more information visit DC Sail online at [www.dcsail.org](http://www.dcsail.org) or call 202-547-1250.



Brian McNally portrays characters from the movie, "E.T." (Photos by John Kircher)

## Youth Grants Funds Still Available

By Thelma Jones

**A**pplications for Youth Grants are still available from the Southwest Neighborhood Assembly's Youth Activities Task Force (SWNA-YATF). The user-friendly application can be picked up at the Southwest Neighborhood Library, 900 Wesley Place, SW.

Typical grants to schools, churches, recreation centers, etc. have ranged between \$200 and \$800 for requests such as sports uniforms and equipment, field trips, registration fees, books and refreshments. In addition to helping other groups fund youth programs in Southwest, YATF conducts programs with its own volunteers such as Computer-for-Kids, Safe Sitter, Photography and Arts and Crafts Classes. YATF has recently partnered with the National Congress of Black Women to pilot the College

for Kids Program, targeting Southwest youth ages 9-12.

Groups seeking financial aid from YATF can submit requests to SWNA-YATF, P.O. Box 70131, Washington, DC 20024-0131.

As a part of the Southwest Neighborhood Assembly, YATF has been supporting youth programs in this neighborhood since 1982, using funds from an annual mail solicitation to former and current SW residents, among others, and funds from local grants. For questions regarding the grant application or YATF in general, please contact Thelma D. Jones, Chair, YATF at [thelma@thesouthwester.com](mailto:thelma@thesouthwester.com) or call (202) 488-3746.

■ *Thelma Jones is chair of the Southwest Neighborhood Assembly (SWNA) Youth Activities task force and veteran writer for The Southwester.*

## COLLABORATIVE

From p. 1

In 2011, E/BFSC expanded its geographic target area and now provides services to all communities in Ward 5 and Ward 6. More specifically, E/BFSC began providing family preservation and supportive services to Ward 6 families as part of the Healthy Families Thriving Communities Collaboratives city-wide effort.

### What services does E/BFSC provide?

■ **E/BFSC's Family Preservation and Support Services** represent a broad range of services aimed at families who are in need of community services and support. Services include, but are not limited to: case management, housing services and support, parent education and support, fatherhood services and community referrals.

■ **E/BFSC's Workforce Development Program** is designed to assist families and individuals in Ward 5 and 6 to become more self-sufficient by increasing education attainment and removing social barriers to secure employment. All programs provide educational and employment readiness opportunities, job placement and post-employment retention.

■ **E/BFSC's Capacity Building Programs** are designed to develop and expand programs and support for families and children at the neighborhood level. Through collaborative efforts, transformation and positive change for communities, families and children can occur. Programs include, but are not limited to: community outreach, child abuse and neglect prevention, resident and community trainings and community networking meetings.

■ *Sharon Crytzer is Deputy Director of the Edgewood/Brookland Family Support Collaborative.*

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## Young Marines Mark Veterans Appreciation Week

By Andy Richardson

All year long members of the Young Marines celebrate America's veterans, annually reaching more than 30,000 men and women who have served in the armed forces. In recognition of Veterans Day, the Young Marines set aside an entire week – Nov. 3-12, 2012 – as its 12th annual "Veterans Appreciation Week."

"The purpose of this special week is to challenge the Young Marines youth membership to honor our nation's veterans," said Michael Kessler, national executive director of the Young Marines, "and to demonstrate their sincere appreciation for the veterans' service to America."

Through the actions of 300 Young Marines units nationwide, veterans are honored in a variety of creative ways. Units sent thank you cards to hospitalized veterans, cleaned up a disabled veteran's yard, visited veterans in hospitals and planned a community-wide social event with guidance from the Young Marines' adult volunteers.

"While drug demand reduction education is the primary goal of the Young Marines," Kessler said, "close behind is the commitment to honor veterans. When the last of our World War II and Korean Veterans have heard the final

bugle call, it will be up to us to ensure to their legacy. All Young Marines take great pride in that."

Kessler says the Young Marines units receive positive feedback from veterans' organizations year after year but especially during and after Veterans Appreciation Week.

The Young Marines is a national non-profit 501(c)(3) youth education and service program for boys and girls, age eight through the completion of high school. The Young Marines promotes the mental, moral and physical development of its members. The program focuses on teaching the values of leadership, teamwork and self-discipline so its members can live and promote a healthy, drug-free lifestyle.

Since the Young Marines' humble beginnings in 1959 with one unit and a handful of boys, the organization has grown to over 300 units with 10,000 youth and 3,000 adult volunteers in 46 states, the District of Columbia, Germany, Japan and affiliates in a host of other countries.

For information about Young Marines units in Southwest and Southeast D.C., visit [www.YoungMarines.com](http://www.YoungMarines.com).

**Andy Richardson** is vice president of Ginny Richardson Public Relations.

## Southwest Real Estate Update

By Jason Martin

**W**ow! October proved to be a very strong market for 20024 zip code. The average sold price is up 86.42% over October 2011 (keep in mind this is not an annual stat but rather a snap shot of the trend from the same month previous year). Markets can be tracked and SW is really trending in a positive direction. (The information below is deemed reliable but not guaranteed.)

	OCTOBER 2012	OCTOBER 2011	% CHANGE
SOLD DOLLAR VOLUME	\$5,264,000	\$2,017,000	160.98%
AVG SOLD PRICE	\$376,000	\$201,700	86.42%
MEDIAN SOLD PRICE	\$330,000	\$182,000	81.59%
UNITS SOLD	14	10	40.00%
AVG DAYS ON MARKET	39	61	-36.07%
AVG LIST PRICE FOR SOLDS	\$379,814	\$196,490	93.30%
AVG SALE PRICE TO ORIGINAL LIST PRICE RATIO	98%	101.30%	-2.94%

**Jason Martin** is a real estate professional & resident of Southwest. He may be contacted by phone at (202) 641-0299 or by e-mail at [jason@jasonmartingroup.com](mailto:jason@jasonmartingroup.com).

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\*Source: Preventable Risk Factors Attributed to Preventable Causes of Death in the District of Columbia, 2007, Department of Health Center for Policy, Planning, and Epidemiology, State Center for Health Statistics

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**SALE***From p. 1*

ants who do not join the tenant association are not able to participate in any of the benefits. In the case of a conversion to a condominium or cooperative, tenants who moved within 60 days, are disabled, or are over 65 years are exempt.

**Impacts of the Process**

It can be very challenging for tenants to exercise their rights of determination, requiring tremendous unity and energy from a strong tenants association. When tenants come from diverse backgrounds and low-to-middle income levels, they're invariably less able to understand the impact of various choices. Fortunately there are some resources, like the DC Office of Chief Tenant Advocate. Also, the District has created a Housing Production Trust Fund to bridge the gap for lenders who work with tenants, although the fund isn't always adequately funded.

Notably, the TOPA law places a significant burden on property owners who must wait for the legally-mandated process to transpire and respond to the financial proposals of tenant associations. Indeed the TOPA law has been cited as a reason for the high cost of apartments in DC.

Several years ago DC formed a Housing Strategy Task force to determine how best to preserve affordable housing. While some of the recommendations were implemented the future of TOPA remains unclear, as Urban Turf recently reported. ("The Uncertain Future of TOPA") Regardless, any legislative changes won't impact the properties currently for sale.

**Circumstances Vary**

The Jefferson and Onyx are both properties less than five years old and did not yet have preexisting tenants associations. At the Jefferson, the tenants' initial filing was challenged by JPI, the current property owner. A revised application is being developed to meet the criteria for incorporating an association.

The Onyx on First Tenants Association filed

an application with DHCD in August but it's being challenged by the owner, Los Angeles-based Canyon-Johnson Urban Fund. If the tenants are unsuccessful, the pending \$82.5 million sale to Chicago based Equity Residential could proceed. The association president reports that tenants are worried the transfer to Equity could result in increased rental rates and decreased services and amenities. In the meantime, the association is exploring other options including converting the units to for-sale condominiums.

Channel Square and Capitol Park Towers, both built in the middle of the 20<sup>th</sup> century have long been diverse and affordable rental communities. The former complex is under rent control and the latter has accommodated many Housing Choice Section 8 voucher recipients. Channel Square Tenants Association President Carolyn Mitchell noted that Channel Square recently became majority white after a number of modifications by the owner, including the subdivision of many of the larger units.

Channel Square's tenant association just filed papers to DHCD to exercise their right to purchase. Although an association already was in existence, the bylaws needed to be tightened and the tenant participation rate increased. The association is looking forward to meeting with developers and financial partners. But lacking a successful arrangement, EYP's \$35 million bid could proceed.

Capitol Park Towers tenants are facing perhaps the most complicated process. A reconstituted tenants association, New Capital Park Towers Tenants Association was recently founded. The association is also working to resolve a pre-existing lawsuit that must also be settled before the transfer is finalized. Recently the tenants completed a vote in favor of a proposal from developer Jair Lynch. The basic term sheet includes a number of funding and development agreements. As of press time, however it's unclear if this \$34 million dollar offer will stand due to several uncertainties. UIP is poised to be the fallback developer.

**Kael Anderson is President of the Southwest Neighborhood Assembly**

**AMBASSADORS***From p. 1*

American Cancer Society guidelines for women over 40 to have mammograms annually.

The program will be seeking, particularly, women ages 20-74 that haven't been screened in the past two years. The ambassadors will be trained and equipped with actionable information on breast cancer risk factors, screening recommendations, and local resources. For example, women who earn up to 250 percent of the poverty level (\$44,700 for a household of four) can have a free mammogram at participating hospitals. Additionally, free and low cost mammography programs are available during the Rosemary Williams Mammoday program at the Howard University Cancer Center.

After identifying the targeted population, the ambassadors will follow up to make sure the women have mammograms. "The goal of the two-year program is to reach over 2,800 women within a two-year period," Williams said. "Early detection is the key when it comes to breast cancer. Unfortunately, in the District, black women are more likely to present at a more advanced

stage of breast cancer compared to white women. Catching it sooner will help women have a better outcome and a better chance of survival," Williams said.

In terms of the impact, the program is expected to produce a sustainable, self-propagating resource to provide socially, culturally and linguistically tailored information to women. The educational content is intended to reduce confusion about recommendation and promote taking action to get routine breast cancer screenings.

The next two trainings for Women of Promise are scheduled for Saturday, December 8, 2012 and Saturday, January 12, 2013, at 8:30 am to 12:30 at Howard University Cancer Center. To apply for Women of Promise or to get more information about the program, call 202-806-5721 or email [twanna.spurgeon@howard.edu](mailto:twanna.spurgeon@howard.edu).

**Thelma D. Jones is a breast cancer survivor, community breast care navigator for Smith Center for Healing and the Arts and a certified breast health educator for the American Cancer Society.**

**Notes on the Nats:****On the Cusp of Something Greater****By Zev Feder**

Prior to the start of 2012, and prior to the Nationals adding Gio Gonzalez and Edwin Jackson to their pitching rotation, it was the generally accepted opinion that the Nats were a year or so from seriously challenging the National League East's perennial leaders: Philadelphia and Atlanta. But then came Cy Young Finalist starting pitcher Mr. Gonzalez. And then came National League Rookie of the Year Bryce Harper.

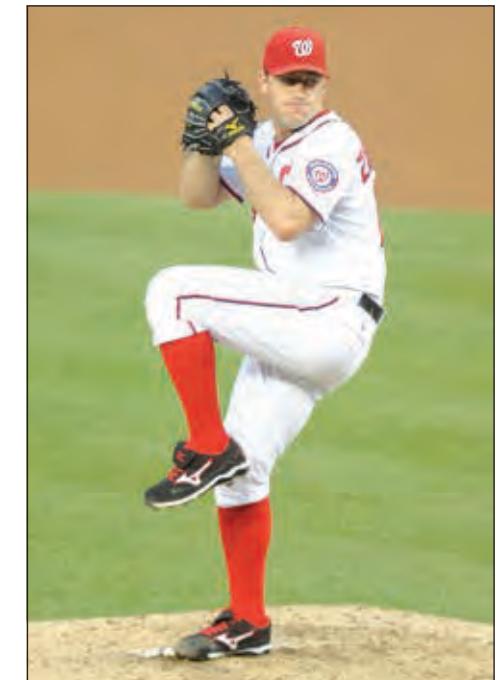
National League Manager of the Year Davey Johnson built a pitching staff that was superb, and a lineup that hit 194 home runs. The infield defensively and offensively was as good as any. The bench was consistently strong, contributing, again, both at bat and with the glove. The team won 98 regular season games and left fans of the Braves tomahawk-chopping in the wind; Philly Phans crying in their beer and acting stunned instead of dumb; Mets fans Waiting for Godot; and Marlins fans disgusted, but not as disgusted as they would soon be, betrayed by their owner again breaking up the team in another salary dump.

Now, prior to the start of 2013, the National League East-winning Washington Nationals are well-positioned to accomplish something greater. And look for General Manager Mike Rizzo to attempt to do just that. The key is the starting pitching rotation.

I discussed in February of 2012 in my Notes on the Nats column the significance of having a pitching staff with three Aces: Stephen Strasburg, Gio Gonzalez and Jordan Zimmermann. Ross Detwiler has shown potential to join that elite trio, and could certainly make an amazing Number 4 or 5 in the rotation. If Rizzo can pick up another starter of the caliber of the above four, the team would, on paper, have one of the best rotations in the history of the game.

Even without such a free-agent acquisition, this team will be really good. John Lannan or Edwin Jackson, if they stay with the Nationals, are adequate and sometimes excellent pitchers. And there are others with the potential to complete the rotation in-house, such as Craig Stammen, Christian Garcia or Ryan Perry, all relievers in 2012.

But the possibility of an off-season pickup of another Number 1 or 2 type pitcher that would create a Starting Rotation From Hell for opposing team lineups over 162 games is mind-



*Jordan Zimmermann (Photo courtesy of the Washington Nationals)*

boggling.

*From The Wishing Well for 2013:*

Bryce Harper is real. I am pinching myself. Henry Rodriguez controls his wicked fastball and slider.

Danny Espinosa becomes a contact-hitting All-Star.

Michael Morse is healthy, happy, and hits 40 home runs distributed all over the stadium.

Ryan Zimmerman is Ryan Zimmerman.

Ian Desmond really hits like that. Pinching again.

Jayson Werth hits leadoff and keeps working the count and the opposing pitcher's frustration.

Adam LaRoche returns and repeats.

Steve Lombardozzi plays a lot, wherever and whenever. More of Roger Bernadina and Tyler Moore, as well.

Stephen Strasburg, Gio Gonzalez, Jordan Zimmermann, Ross Detwiler and Whoever It is. Wow.

Bryce Harper is real. One more pinch.

**Zev Feder is a long-time Southwest resident with a life-long passion for baseball as a player, coach and, above all, fan.**



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## Local Author Plans Book Signing

By The Southwester Staff,  
with thanks to Eric Hughes

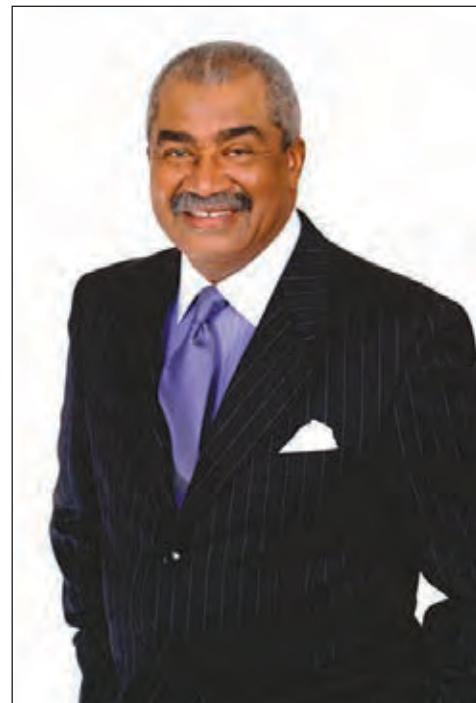
**D**C resident Eric Hughes is a regular at the Channel Inn's Pier 7 Restaurant, dining there most Friday nights and Saturday mornings. But on Sunday, December 2, Mr. Hughes will be in the Channel Inn's Engine Room from 2 – 5 p.m. for a different reason: to hold a signing of his novel *Our Time – Another Bond* (Xlibris, 2011).

The book – Mr. Hughes' second, but his first novel – is a provocative and exciting work which gives readers a glimpse into the turbulent 1960s. It tells the tale of Paul Hodge and Irene Dudash, whose interracial adolescent love affair defies the social norms of the 1960s' American society, as they face adversity during a time of great social change. The story fuses friendship, music, love, family, commitment, civil rights and other themes into a captivating story.

Michael Carson of the *Midwest Book Review* calls *Our Time – Another Bond* "a thoughtful and choice read, very much recommended."

This is not Mr. Hughes' first foray into the written word. A former cryptographer at the Department of State who provided communications support at the 1974 Yalta Conference attended by President Richard Nixon, Secretary of State Henry Kissinger, and Soviet Premier Leonid Brezhnev, he was denied career advancement because of racial discrimination.

After a successful suit, he moved to the National Oceanic and Atmospheric Administration at the Department of Commerce, where he also faced discriminatory treatment that was eventually recognized and overturned by the



Eric Hughes

US Equal Employment Opportunity Commission. Drawing on these experiences he wrote his first book, *The Third Burden – My True Story of Defeating Discrimination in the Workplace* (Wendibrand, 2002), in which he offers strategies for winning workplace discrimination cases in court.

The book signing will be held on Sunday, December 2, 2012 from 2 p.m. – 5 p.m. at the Channel Inn Hotel (Engine Room), 650 Water St. SW, Washington, DC.



## Breast Cancer Awareness

Thelma D. Jones of Southwest, pictured with Vice President Joe and Dr. Jill Biden, attends a reception commemorating Breast Cancer Awareness Month at the Vice President's residence on October 24. (White House photo)

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## Free Randall Day at Corcoran December 8

By David Sobelsohn

In 2007, the Corcoran Gallery of Art and Monument Realty proposed to redevelop the former Randall Junior High School at 65 I St. SW. I chaired an ANC team that, as part of a deal for ANC support, negotiated (among other community benefits) an annual day of free admission for all ANC 6D residents to the Corcoran's museum at 500 17th St. NW (admission usually costs \$10). When TR SW – a partnership of Telesis Corp. and the Rubell Family – took over the Randall project, we maintained the agreement to have an annual free Randall Neighbor Day at the Corcoran.

This year, on Saturday, December 8, as part of Randall Neighbor Day 2012, anyone who can prove he or she lives in zip codes 20024 or 20003 can visit, for free, the Corcoran Gallery of Art, 500 17th St. NW. On Saturdays the museum is open from 10 a.m. to 5 p.m.

This year, Randall Neighbor Day takes place during a number of exciting exhibitions. These include "American Bronzes," with works from the late 19th and early 20th centuries; "Selections from the Collection of Historic American Art," remarkable paintings from colonial times through 1980; "Modern and Contemporary Art Since 1945," a new permanent installation; "White Road," photos by Ivan Sigal from his recent travels through the provinces of Central Asia; and "This Is Not a Photo," work from the Corcoran's inaugural class of New Media Photojournalism.

See you at the Corcoran December 8!

**■** David Sobelsohn was an ANC Commissioner from 2005-11 and is one of the organizers of SW ArtsFest.

## Pullman Porter Blues at Arena Stage

By Sheila Wickouski

Climb aboard the *Panama Limited*, bound from Chicago to New Orleans and roll to the beat of Midwest blues as E. Faye Butler leads a cast singing a dozen classic blues tunes along with a live band.

Inspired by her grandfather's tales of working on the postal trains as well as her first train ride as a young girl, playwright Cheryl West has re-created the story of the Pullman porters, one of the first occupations opened to freed blacks after the Civil War.

*Pullman Porter Blues* is a story about a family of three generations of porters who battle it out the night of June 22, 1937, the same night as the historic Joe Louis/James Braddock championship bout.

In his *Autobiography*, Langston Hughes described that night as one in which "No one else in the United States has ever had such an effect on Negro emotions – or on mine. I marched and cheered and yelled and cried, too."

Hardships and heartaches, and with a hope for a better future – this is the stuff from which heroes are made. The unnamed porters and passengers on that train are part of history, just as "The Brown Bomber" in



E. Faye Butler as Sister Juba, with Lamar Lofton as Shorty, in *Pullman Porter Blues* at Seattle Repertory Theatre, which comes to Arena Stage at the Mead Center for American Theater November 23, 2012-January 6, 2013. (Photo by Chris Bennion)

the boxing ring that night.

### SPECIAL EVENTS

In conjunction with the show, a local event focuses on the history beyond the workers when cast members from *Pullman Porter Blues*, local historians and community organizers for *Bread & Roses*, a monthly Busboys and Poets labor series, delve into the monumental history of the Brotherhood of Sleeping Car Porters – the first African-American union established in America – and its lasting effect on transportation labor unions today. Event at Busboys and Poets 5th and K Street location on

Tuesday, December 4, from 6:00-8:00 p.m. More information at [busboysandpoets.com/events/info/bread-roses](http://busboysandpoets.com/events/info/bread-roses).

The piano Bar at Arena Stage is open on December 19, for show tunes with host Joshua Morgan.

**■** Sheila Wickouski is a freelance arts and culture journalist and longtime resident of Southwest who has contributed work on history, theater, music, and the arts to area publications for more than twenty years.

### Want to go?

**WHAT:** Cheryl L. West's *Pullman Porter Blues* (World premiere co-production with Seattle Seattle Repertory Theatre)

**WHERE:** Kreiger Theater

**WHEN:** Nov. 23, 2012 to January 6, 2013

**TICKETS AND INFORMATION:** Call 202-554-9066 (General) or 202-488-3300 (Sales) or check online at [www.arenastage.org](http://arenastage.org)

**SOUTHWEST NIGHT:** December 26 at 12:00

**Jenny's Restaurant will be closed again this year for Thanksgiving week from Thurs., Nov. 22 and reopening Wed., Nov 28.**

**Hours:**  
Mon - Thurs 11-10  
Fri., Sat. 11-11  
Sun./Holidays 12-10

**Offices and groups:**  
call or email us at [information@jennysdc.com](mailto:information@jennysdc.com) for more info on our scheduled delivery Service Menu online at [www.jennysdc.com](http://www.jennysdc.com)

**New Desserts**  
Gifford's Ice Cream • Six Flavors, including Mango, Chocolate, etc.